

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES
May 6, 2008

The Architectural Review Board held its regularly scheduled meeting in the City Council Chambers at 6120 Broadway on Tuesday, May 6, 2008 at 5:30 p.m.

Members present and composing a quorum of the Board:

Mike McGlone, Chairman
Suzanne Bettac
Paul Fagan
Charles John
Kathy O'Brien
David Monnich

Members absent:

Thomas Ball

Staff Members Present:

Shawn Eddy, Director of Public Works
Jack Guerra, Community Development Manager
Gracie Flores, Community Development Representative

The meeting was called to order by Mr. McGlone at 5:37 p.m.

CASE NO. 300 S, Permanent signs for Osaka Sushi Bar
4902 Broadway

Mr. Guerra explained the case and noted it was a continuation from the previous month. Mr. Robert Herbage, architect, said he addressed many of the Boards requests. There was clarification of the gray paint to be applied on the entire front and along Terrell Road facades; the front french wood doors would remain. Ms. Bettac stated that she went out and measured the parking sign at 6ft. 4in. and stated that at that height the sign would be not visible due to the adjacent tree canopy and that it would be visible at a 5 ft. limit. There was extensive discussion about the attached projecting sign. Mr. McGlone asked if the channel letters were open faced or plex faced. Mr. Herbage replied that the letters had a red plex face with lighting inside the channel letters.

Ms. O'Brien made a motion to approve Case Number 300 S with the following conditions:

- The parking sign be lowered up to 1 ft. and the graphic itself be lower within the sign area
- The backlit letters on the canopy be pulled as close as possible to the center
- The french doors be painted black gloss

It was seconded by Mr. John.

The motion was approved with the following vote:
FOR: McGlone, Fagan, John, O'Brien, Monnich
AGAINST: Bettac

**CASE NO. 301 S, Permanent sign for Alamo Heights Presbyterian Church
6201 Broadway**

Mr. Guerra explained the proposed signage for the Church and notified the Board that the applicants were not able to attend and would like a continuation.

Mr. John made a motion to continue Case Number 301 S. It was seconded by Ms. Bettac.

The motion was approved with the following vote:
FOR: McGlone, Fagan, John, O'Brien, Monnich, Bettac
AGAINST: None

**CASE NO. 292 P, Proposed 19 unit condominium on property zoned MF-D & B-2
110 Chichester**

Mr. Guerra explained to the Board that the case is a continuation of a previous preliminary review. Mr. Monnich stated that he took pictures of the site and handed them out to the Board to give everyone a look at the existing condition. Mr. Lindsay Thorne, architect, explained that he worked with the issues from the last meeting and made several changes. Mr. Thorne stated that they looked back on the materials selection on the site, there are now 19 units instead of 20 and are two separate building, addressed the topography for site levels, and has met with Mr. Guerra and staff over existing concerns about the current floodplain regulations.

Mr. Monnich made a motion to approve Case No. 292 P, with the following conditions: 1) provide detailed elevations of the fence and wall system, 2) provide material sample of covered parking system and consider urban court design, 3) the applicant is to have their floodplain development permit in place before returning for Final review, 4) provide an engineered detail drawing of the proposed retaining wall, 5) identify the HVAC equipment locations, and 6) provide details of the outside stairway and railings. It was seconded by Mr. John.

The motion was approved with the following vote:
FOR: McGlone, Fagan, John, O'Brien, Monnich
AGAINST: Bettac

**CASE NO. 307 F, Proposed paint scheme for Brake Check
515 Austin Hwy**

The applicant explained that other Brake Check locations had a bright yellow building canopy and they wished to paint the canopy bright yellow versus the existing evergreen color. The ARB expressed the previously approved evergreen color was approved so it would be compatible with

the environment and that the bright yellow will change the character of the roadway and building itself. At the request of the applicant, Ms. Bettac made a motion to continue Case Number 307 F. It was seconded by Mr. John.

The motion was approved with the following vote:

FOR: McGlone, Fagan, John, O'Brien, Monnich, Bettac

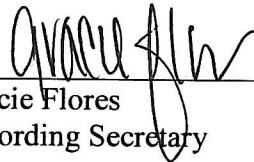
AGAINST: None

There being no further business, the meeting was adjourned at 7:48 p.m.

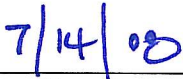
THE PROCEEDINGS OF THE MEETING ARE RECORDED ON COMPACT DISC AND THESE MINUTES ARE ONLY A SUMMARY OF THE MEETING. THESE MINUTES ARE NOT A VERBATIM TRANSCRIPT OF THE PROCEEDINGS AND DO NOT PURPORT TO INCLUDE ALL IMPORTANT EVIDENCE PRESENTED OR STATEMENTS MADE.



Mike McGlone, Chairman



Gracie Flores
Recording Secretary



Date Signed & Filed